



1171 Sycamore Crossing

Bellville, Texas



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970



1171 Sycamore Crossing Rd.
Bellville, Texas

Open, bright, airy, clean, and cared for, are just a few words to describe this 3 BDR/2 Bath home on 1.603 acres! Set on a quiet road in the country it is still close to the conveniences of town. Freshly updated, this 1,917 Sq Ft home features an open concept living and kitchen area, home office and laundry room with ample space. From the back porch and deck area you will find a picturesque view, perfect for enjoying an evening outdoors. For those little projects or extra storage there is a barn/workshop set up with water and electricity and its own bathroom.



Amenities

- Lot Size: 1.603 Acres
- Home Size: 1917 sq. ft.
- Beds: 3
- Baths: 2
- Open Concept Floorplan
- Home Office
- Fireplace
- Central Heat & Air
- Spacious Decks
- Workshop w/bath
- Bellville Schools
- Mature Trees



LOT OR ACREAGE LISTING

Location of Property:	Hw y 159W for 6 miles.;Turn left on Sycamore Crossing; 1 miles to property on right			Listing #:	131164		
Address of Property:	1171 Sycamore Crossing, Bellville, Tx 77418			Road Frontage:	Approximately 181 feet		
County:	Austin	Paved Road:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Subdivision:	none			Lot Size or Dimensions:	1.603 Acres		
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Ow ners' Assn.			<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Number of Acres:				1.6030			
Price per Acre (or)							
Total Listing Price:				\$250,000.00			
Terms of Sale:				Improvements on Property:			
Cash: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				Home: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Seller-Finance: <input type="checkbox"/> YES <input type="checkbox"/> NO				Buildings: Workshop w/ half bath			
Sell.-Fin. Terms:				Barns:			
Down Payment:				Others:			
Note Period:							
Interest Rate:							
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.				% Wooded: Approx. 25%			
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO				Type Trees: Oaks, Pine			
Number of Years:				Fencing: Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
				Condition: On 2 sides - Good			
				Cross-Fencing: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
				Condition:			
Property Taxes: Year: 2020				Ponds: Number of Ponds: 0			
School:	\$1,308.13			Sizes:			
County:	\$491.78			Creek(s): Name(s): 0			
Hospital:	\$115.23						
FM Road:	\$90.25			River(s): Name(s): 0			
Rd/Brg:	\$74.38						
TOTAL:	\$2,079.77			Water Well(s): How Many? 1			
Agricultural Exemption:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Year Drilled: Unknown Depth: Unknown			
School District:	Bellville			Community Water Available: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
Minerals and Royalty:				Provider:			
Seller believes	unknown	*Minerals		Electric Service Provider (Name):			
to own:	unknown	*Royalty		San Bernard Electric Coop.			
Seller w ill	Negotiable	Minerals		Gas Service Provider			
Convey:	Negotiable	Royalty		None			
Leases Affecting Property:				Septic System(s): How Many: 1			
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Year Installed: 25 years in place. Pumped in 2020.			
Lessee's Name:				Soil Type: Sandy Loam			
Lease Expiration Date:				Grass Type(s) native			
				Flood Hazard Zone: See Seller's Disclosure or to be determined by survey			
Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Nearest Town to Property: Bellville			
Lessee's Name:				Distance: 8-9 miles			
Lease Expiration Date:				Driving time from Houston Approx. hour and half			
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Items specifically excluded from the sale:			
Easements Affecting Property: Name(s):				All of Seller's personal property located on said 1.603 acres.			
Pipeline:							
Roadway:				Additional Information:			
Electric:	San Bernard Electric						
Telephone:							
Water:							
Other:							

BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

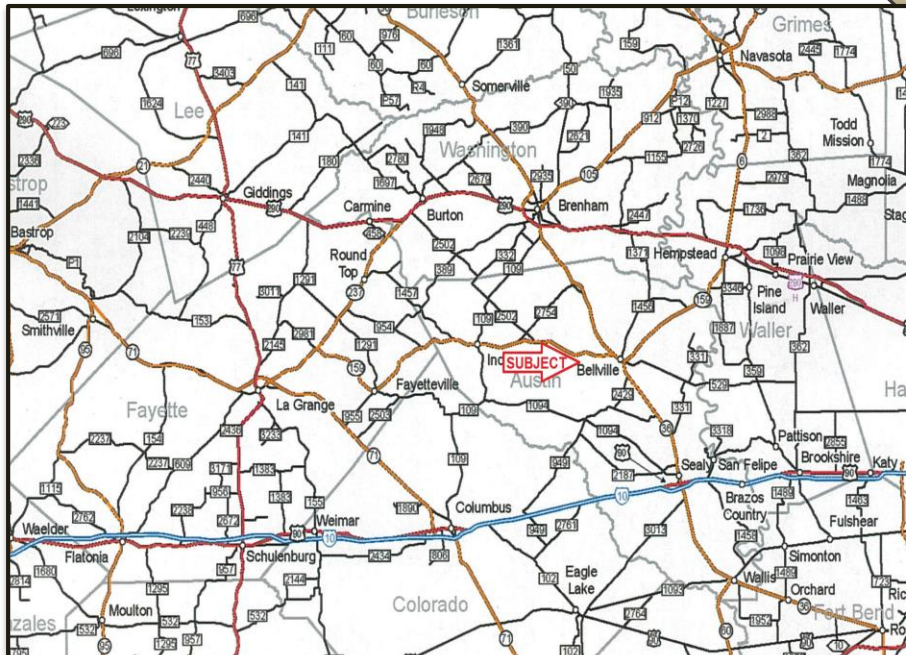
HOME

Address of Home:	1171 Sycamore Crossing Rd, Bellville, TX 77418		Listing	131164
Location of Home:	Hwy 159W for 6 miles.;Turn left on Sycamore Crossing; 1 miles to property on right			
County or Region:	Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:	None	Property Size:	1.603 Acres	
Subdivision Restricted:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Listing Price:	\$250,000.00		Home Features	
Terms of Sale				
Cash:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/>	Ceiling Fans No. 5
Seller-Finance:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/>	Dishwasher
Sell.-Fin. Terms:			<input type="checkbox"/>	Garbage Disposal
Down Payment:			<input type="checkbox"/>	Microwave (Built-In)
Note Period:			<input checked="" type="checkbox"/>	Kitchen Range (Built-In)
Interest Rate:			<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric
Payment Mode:	<input type="checkbox"/> Mo	<input type="checkbox"/> Qt.	<input type="checkbox"/> S.A.	<input type="checkbox"/> Ann.
Balloon Note:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/>	Refrigerator
Number of Years:			Items Specifically Excluded from The Sale: LIST:	
			All of Seller's personal items on said 1.603 Acres	
Size and Construction:				
Year Home was Built:	1996			
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES			
Bedrooms:	3	Baths:	2	
Size of Home (Approx.)		1,917	Living Area	
		1,917	Total	
Foundation:	<input type="checkbox"/> Slab	<input type="checkbox"/> Pier/Beam	<input checked="" type="checkbox"/> Other	Mobile Home
Roof Type:	Galvanized	Year Installed:	7 Years Old	
Exterior Construction:	Vinyl		Heat and Air:	
			<input checked="" type="checkbox"/>	Central Heat Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>
			<input checked="" type="checkbox"/>	Central Air Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>
			<input type="checkbox"/>	Other:
			<input checked="" type="checkbox"/>	Fireplace(s) Wood Burning
			<input type="checkbox"/>	Wood Stove
			<input checked="" type="checkbox"/>	Water Heater(s): <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric
Room Measurements:	APPROXIMATE SIZE:		Utilities:	
Living Room:			Electricity Provider: SanBernard Electric Coop	
Dining Room:	17'x10 FT with Kitchen		Gas Provider: None	
Kitchen:			Sewer Provider: Septic	
Family Room:	22'x16'		Water Provider: Well	
Utility:	7'x10'		Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: Unknown	
Bath:			Year Drilled: Unknown	
Bath:	6'x5'		Average Utility Bill: Monthly Approx. \$200	
Bath:Primary	12'x9' with double sinks		Taxes: 2020 (2 R Numbers) Year	
Master Bdrm:	12'x15'		School: \$1,308.13	
Bedroom:	10'x11'		County: \$491.78	
Bedroom:	12'x10'		Hospital: \$115.23	
Entry			FM Rd: \$90.25	
Study:	9'x10'		SpRd/Brg: \$74.38	
Garage:	<input type="checkbox"/> Carport:	<input type="checkbox"/> No. of Cars:	Taxes: \$2,079.77	
Size:	<input type="checkbox"/> Attached	<input type="checkbox"/> Detached	School District: Bellville	
Porches:			Additional Information:	
Sun Porch:	960 sq. ft.		Oven does not work.	
Front: Size:			Refrigerator and Washer/Dryer stays.	
Porch: Size:				
Patio: Size:	30 sq. ft.			
Fenced Yard:				
Outside Storage:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
Construction:	Workshop			
TV Antenna	<input type="checkbox"/> Direct TV	<input checked="" type="checkbox"/> Cable		

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Directions: Hwy 159 W. out of Bellville.
In 6 miles turn left onto Sycamore
Crossing. Property will be in 1 mile on
your right. Look for the BJRE signs.



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**Bill Johnson & Associates
Real Estate**

Since 1970

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www.bjre.com



11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

BJRE HOLDINGS, LLC	9004851	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Designated Broker of Firm	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
 Sales Agent/Associate's Name	 License No.	 Email	 Phone
 Buyer/Tenant/Seller/Landlord Initials		 Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date